

RAILWAY HOUSE  
2 REMPSTONE ROAD  
SWANAGE  
DORSET  
BH19 1DW  
*Opposite the Steam Railway Station*



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## Seymer Road, Swanage, Dorset BH19 2AH

First floor apartment situated on The Downs to the south of Swanage. Superb sea views. 2 bedrooms, large reception room, kitchen, shower room/W.C., bathroom/W.C., enclosed balcony, gas central heating, extensive communal grounds, own walled garden, off road parking. In need of updating. NO FORWARD CHAIN!

- Downland first floor apartment with superb sea views
- Large reception room with bay window
- Enclosed balcony
- Being sold with no forward chain
- In need of updating
- Kitchen
- Gas central heating
- 2 bedrooms
- Shower room/W.C. Bathroom/W.C.
- Communal grounds of approx. 1 acre. Own walled garden. Off road parking

**Asking Price £395,000**

# Seymer Road, Swanage, Dorset BH19 2AH

## SITUATION:

In a prominent position within grounds of approximately one acre on 'The Downs' just south of Swanage town centre, overlooking Swanage Bay, the Victorian Pier & to Ballard Down & beyond. The seafront and town centre are all conveniently accessed and within half a mile. 'The Downs' form part of the Jurassic Coast World Heritage site and provide walks leading to Peveril Point and Durlston Country Park.

## DESCRIPTION:

A first floor flat, one of seven converted from a substantial detached property in 1987/88, we understand. This flat has its own front door and its own area of walled garden, set within the grounds. The property is in need of updating/refurbishing throughout but offers good-sized accommodation with superb views and an enclosed balcony.

## ACCOMMODATION:

External steps lead up to balcony style entrance.

## HALL (N):

UPVC front door, radiator, walk-in store cupboard.

## SHOWER ROOM/W.C.:

Wash basin with tiled splash back, low level W.C., fully tiled shower cubicle with mains shower.

## KITCHEN (W & N):

14'9" (4.49m) max. 8'6" (2.59m) max. Sea and hill views, single drainer double bowl sink unit with mixer tap and work surfaces with drawers, cupboards and appliance spaces under, electric oven, gas hob, radiator, tiled splash backs, wall cupboard, fuse box, Worcester boiler. UPVC double glazed door to gardens.

## LOUNGE/DINER (E & N):

19' (5.79m) x 18'4" (5.6m). Bay window, sea and hill views, 3 radiators, TV aerial point, brick fireplace.

## BATHROOM/W.C.:

Panelled bath with mixer tap/shower attachment, low level W.C., wash basin, radiator, strip light/shaver point, part tiled walls.

## BEDROOM 2 (W):

18' (5.5m) x 9'4" (2.84m). Radiator.

## BEDROOM 1 (E):

15'5" (4.71m) x 10'6" (3.21m). Built-in wardrobes, radiator. Double doors to: ENCLOSED BALCONY: 7'6" (2.3m) x 3'6" (1.07m). Double glazed windows sea and hill views.

## OUTSIDE:

The communal grounds are a particular feature of this block and extend to approximately 1 acre in total. There are lawns, shrubs and flowers, and parking for residents. On the demise of this flat there is an exclusive walled garden.

## TENURE & MAINTENANCE:

Although technically leasehold for a term of 999 years from 1st March 2017, we are advised each lessee owns a share of the freehold and as a group administer the management of the block, therefore no ground rent is payable. Current service charge amounts to £1750.00 per annum (plus an additional sum of £70 for grass cutting). We are advised that pets are only permitted with prior written consent.

## ADDITIONAL INFORMATION

Property type: Converted flat. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

## COUNCIL TAX:

Band D: £2689.44 payable for 2025/26 (excluding discounts, or additional home premium).



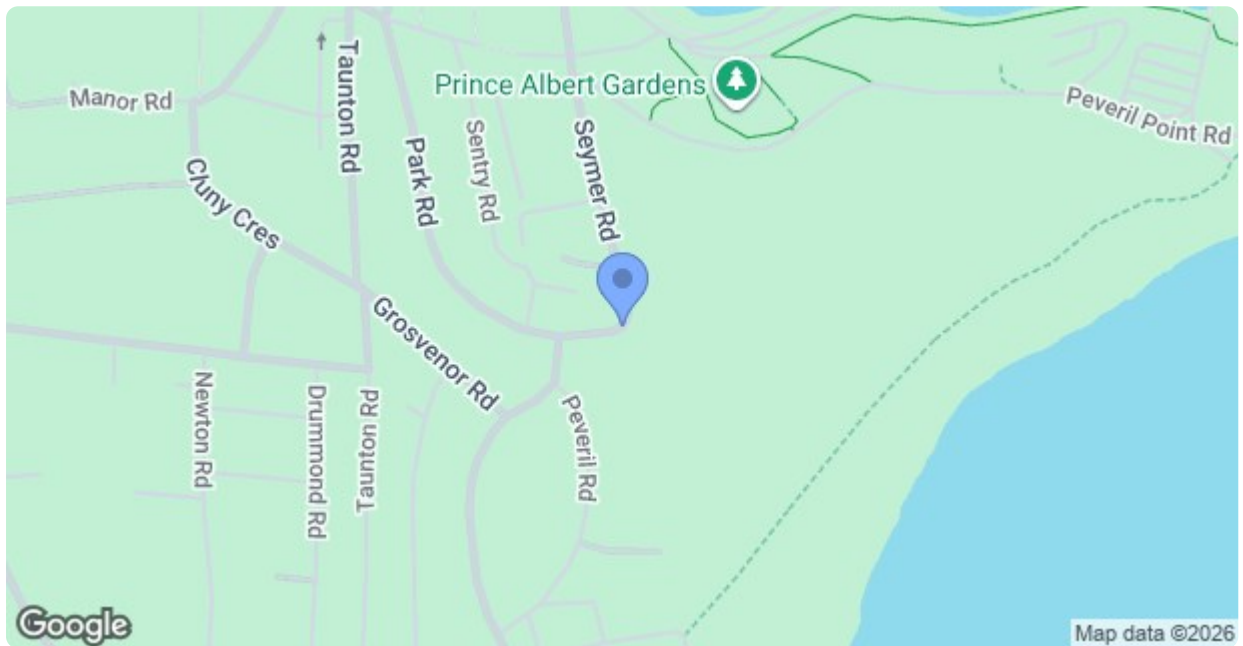
**VIEWING:**

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

**THE PROPERTY MISDESCRIPTION ACT 1991:**

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	